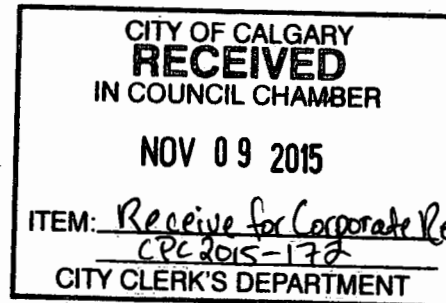


# Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 (403) 244-2544

October 27, 2015

The City of Calgary  
C/O City Clerks  
Old City Hall  
700 Macleod Trail S.E.  
Calgary, Alberta, Canada  
Mail Code #8007  
P.O. Box 2100, Station M  
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2015 OCT 28 PM 2:23

RECEIVED

Attn: City Clerk and City Council by email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

Cc: Evan Woolley, Councillor Ward 8

Stuart Gripton, File manager by email: [stuart.gripton@calgary.ca](mailto:stuart.gripton@calgary.ca)

Sturgess Architecture, applicant: [jeremy@sturgessarchitecture.com](mailto:jeremy@sturgessarchitecture.com),  
[anita@sturgessarchitecture.com](mailto:anita@sturgessarchitecture.com)

Bankview Community Association Board of Directors and Development Committee

**Re: LOC2014-0068 Land Use Redesignation proposal, Road Closure and Bankview ARP policy amendment | Nimmons Residence 1827 – 14 Street SW**

To City Council and Councillor Evan Woolley,

Thank you for your support in tabling the rezoning by-law 167D-2015 for the Nimmons' property on 14th St SW. The Bankview Community Association is willing to support by-law 167D-2015 if council or administration can make the following amendments:

1. Removal of section 7 (a) ix Drinking Establishment-Medium from the list of allowable commercial uses in the Direct Control District.
2. That the location of the commercial uses be restricted to 14th Street and within the Nimmons house to reduce the impacts on adjacent low-density residential. We request there be no commercial development along 19th Avenue and this be directed as such in the district.
3. That the ARP amendment direct the height maximum on the 19th Avenue property line to 21 meters with an increase to a height maximum of 26 meters at the north-east corner, where the property slopes. (This adjustment will still allow for an additional storey across the whole structure and will reduce the potential for excessive height next to the low-density residential on 19th Avenue.)
4. Inclusion of a clause that if the heritage building is lost or destroyed the rezoning by-law no longer applies.

The amendments presented above were reached through consultation with the community members through an open house held on 22 September 2015 as well as information provided through a feedback questionnaire available both online and at the open house. Considering residents were given less than a week's notice, and we were unable to hold the open house at our own Community Hall, we were pleased to have 25 residents attend.

In general, the increase in density and addition of commercial amenities along 14th Street were viewed positively. That said there was concern that the broad range of commercial uses the zoning will allow may not be compatible with the nearby low density residential community. Particular concern was expressed over the potential for commercial uses along 19th Avenue, which were not

part of the original M-X2 proposal. Many respondents were in favour of a small neighbourhood pub, a bakery, and a hardware store, all of which are lacking in our community. There was strong objection, however, to commercial uses that are vehicle centric and bigger box stores, and many respondents were specifically opposed to larger drinking establishments, particularly as there are several in close proximity on 17th Avenue.

There was also great support for the preservation of the Nimmons House. It is acknowledged as Bankview's greatest historic resource, and we believe community members now understand that some additional height and floor area development is granted as an incentive for the owners to agree to legal heritage protection. While we commend the Heritage component, the committee still has an obligation to ensure that proposal considers the surrounding developed community and the adjacent low density residential in particular. We do feel it reasonable, that if for some reason the house is lost, that this land use district would no longer be appropriate.

The Bankview Community supported the original concept that was presented in June 2014 by the Applicant, Sturgess Architecture. Nearly 50 residents participated in that town hall discussion, and the submission letter was included in the report to CPC. That letter specifically asked that the proposal be recirculated to the community for feedback; unfortunately this request was not honoured by administration. We understand that neither administration nor the applicant was not legally obligated to bring the proposal back to us, however, we would suggest that council consider the larger issue of community consultation and perhaps look at implementing a policy or protocol to ensure communities are adequately involved in the process. For example, the Bankview Development Committee was provided updated information on 24 August 2015, just three days prior to meeting of the Calgary Planning Commission. We thank both the applicant and developer for trying to correct this oversight by meetings with us on September 15, 22, and October 8, 2015. We also applaud the expensive and committed effort to move and preserve the house as well as agreeing to table the item.

When originally presented to the community in June 2014, the land use district proposed was based on MX-2 Medium Profile Support Commercial. The MX-2 district is intended for multi-residential development within close proximity to low residential, with maximum height of 22m and a limited list of commercial uses. That initial proposal, however, would have required relaxations to that district, including the height. The application has since been modified to a Direct Control District based on M-H1 Multi-Residential – High Density Low Rise, which is intended for tall Multi-Residential Development with high density that includes the additional uses of the Commercial Corridor, C-COR1 District. This allows for up to 26m in height, or, seven or eight storeys. An extensive amendment to the Bankview ARP was also created in order to ensure the development, as proposed, can be realized and that the Heritage building would be appropriately integrated. A certain amount of flexibility, including an extra floor of development and a FAR of 4 was included to ensure a financial incentive to the developer was built in (in the case the expense of moving the house was too great). Keeping this in mind, we would expect that the development could be realized without the need for any further relaxations.

Eighteen months ago, our main concern was excessive massing to the south along 19th Avenue, and since the proposal has now increased in height further, we feel as though it is reasonable to provide direction within the ARP amendment. The Development Committee's response to the City Planner in September 2014 proposed some minor adjustments, and since the proposal has been refined and examined very carefully, we would suggest the proposed amendments to the zoning be approved to ensure that development will not only prevent any negative consequences, but also ensure that they benefit our community.

We sincerely thank you for your time and consideration,

Board of Directors, Bankview Community Association  
Bankview Development Planning Committee

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